

THIS IS A LEGALLY BINDING CONTRACT.  
IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.

# CONTRACT TO PURCHASE

8/21 Cincinnati, Ohio  
1999

1. The undersigned Purchaser hereby offers to purchase, the following described property to-wit, property located at:  
1966 Fairfax Avenue  
Cincinnati, OH 45207
2. The purchase price is to be \$ 0 payable as follows:  
\$ 0 as earnest money to apply toward purchase price.  
Seller to receive \$4000.00 cash at closing.  
Buyer to repair roof and porch after closing. Buyer to pay all costs of  
cost and attorney fees. Buyer to satisfy back taxes. R.C. # 11  
Seller To LEASE option property for 2 years to repurchase  
for \$70,000.00 at end of 2 years from THIS  
3. The above described real estate shall include all land and appurtenant rights; also all electrical; plumbing, heating and DATE  
air conditioning equipment, including window units, bathroom fixtures; shades, venetian blinds; awnings; curtain rods; closing  
window/door screens, storm windows/doors; landscaping and shrubbery; wall-to-wall/stair carpeting; built-in kitchen  
appliances; attached radios and/or television aerials; all affixed/built-in furniture fixtures; and utility/storage buildings; AT  
or sheds; except: Wine, anything used in connection with  
house. Buyer
4. The following personal property shall be included in the sale: \_\_\_\_\_
5. Title to the above described real estate is to be conveyed by Warranty Deed with release of dower, on or before  
time of closing 1999; said title to be free, clear, and unencumbered, free of building orders, subject to  
zoning regulations of record, and except assessments, easements and restrictions of record, and EXCEPT \_\_\_\_\_
6. Seller certifies to Purchaser that: there is no termite damage to the real estate or active infestation; electrical,  
plumbing, heating, air conditioning equipment and systems, fireplaces, chimneys and other items included herein will  
be operational on possession except curtains. Seller agrees that at the  
time of transfer of title, the above described real estate, and all items thereof, will be in the same condition as on the  
date of this offer, reasonable wear and tear excepted.
7. The following items shall be prorated between seller and purchaser as of closing: real estate taxes, assessment install-  
ments of record, rents, operating expenses and interest on encumbrances. Security and/or damage deposits held by  
Seller will be transferred to Purchaser at closing without proration.
8. Seller will maintain, until closing, hazard insurance in the amount of the above stated purchase price. If any building  
or other improvements are damaged or destroyed prior to closing, purchaser shall have the option to receive the  
proceeds of any insurance payable or to cancel this agreement and be refunded all consideration therefore paid.
9. Possession shall be given on or before \_\_\_\_\_, subject to tenant's rights.  
Any lease or tenant agreement will be supplied to Purchaser prior to closing.
10. This agreement is subject to the arranging of financing within 0 banking days, at any terms  
acceptable to Purchaser. Seller held mortgages, if any, shall be subordinate and inferior to any new, additional, or  
refinancing of existing mortgages. Purchaser's liabilities are limited to the securing property itself and shall not extend  
beyond. Financing will, at Purchaser's option, additionally or entirely be secured by subject or other similar real property.
11. This contract is contingent on an inspection of the above real estate by Purchaser, which is satisfactory without limita-  
tions to said Purchaser.
12. This agreement survives closing and pertinent language contained herein becomes part of any deeds, notes, mortgages,  
and documents pertinent to this transaction and shall take precedence in the event of any conflicting provisions of terms.
13. This offer, when accepted, comprises the entire agreement of Purchaser and Seller, and it is agreed that no other  
representation or agreements have been made or relied upon.
14. This offer, when accepted, shall constitute a binding contract to be binding upon the parties, their heirs, personal  
representatives, executors, administrators and assigns.
15. Offer void if not accepted by 6:00 pm 8/3/99

WITNESS

Roseanne Christian

Date

8/2/99

David B. Baker, Jr. Trustee  
Purchaser

Purchaser

Date

[Signature]  
Seller

[Signature]  
Seller

I/We as Sellers accept the above offer and earnest money submitted to us.

